



## **Frequently Asked Questions (FAQs) Related to Short-Term Rentals (STRs) in Long Beach**

On January 21, 2020, the City Council discussed the topic of short-term rentals in Long Beach and directed staff to make certain changes to the proposed ordinance which will allow a limited number of short-term rentals to operate in the City. The following FAQs and responses provide a basic understanding of the revised ordinance which will be considered by the City Council in the coming months. For more information and updates, please visit [longbeach.gov/lbds/hn/st-rental/](http://longbeach.gov/lbds/hn/st-rental/).

### **1. How many STRs will be allowed to operate in Long Beach?**

The number of registrations issued for non-primary residence STRs (also called vacation homes) will not exceed 1,000 citywide. There will be no limit on the number of registrations issued for primary residence STRs.

### **2. How many signatures would be needed to opt-out/prohibit STRs and when can I start the process?**

The threshold to prohibit un-hosted STRs (when the host/operator is not staying in the unit) in a census block group is 50% plus 1. Hosted STRs in primary residences cannot be prohibited. The initial opt-out period will begin 180 days after the California Coastal Commission approves the ordinance. On an annual basis thereafter, the City may allow additional requests to opt-out for those that didn't participate in the initial opt-out period.

### **3. We were previously informed that we would be able to host STRs in our Accessory Dwelling Unit (ADU). Has that changed?**

Yes, new state laws which took effect January 1, 2020 (AB 68/AB 881) now prohibit short-term rentals in ADUs. Accordingly, the City's ordinance will also prohibit short-term rentals in ADUs.

### **4. I own a duplex and live in one of the units, is there a limit on how many days I can rent the other unit as a STR?**

A duplex is considered a primary residence STR since the host resides in one of the two units on the property, so while the host resides in one unit, there is no limit on the number of days the second unit can be rented as a STR.

### **5. When can I apply to become a host?**

City staff anticipate being ready to accept registrations to host STRs approximately 6 months after the ordinance is adopted by City Council.

**6. What happens if we successfully opt-out of un-hosted STRs in my census block group but the City has already issued registrations to host?**

Any non-primary residence STR registrations previously issued in a census block group which opts-out would not be renewed at the annual renewal.

**7. Can I get on a waiting list to be one of the 1,000 non-primary residence STRs?**

The City is not creating a waiting list at this time. Details of the registration process will be developed later this year.

**8. What can I do if I am a property owner and do not want my tenants using the property as a STR?**

Any property owner (or a home-owners association) can request to place their property on the prohibited buildings list. The City will NOT issue any STR registrations for those units and if a host is operating without a valid City-issued registration, the host will receive a violation. The first violation for operating without a valid registration will be a warning and if they continue to operate the unit as a STR the host will be fined \$1,000 per day.

**9. My neighbor is already operating a STR and it's not even legal yet. The guests are disruptive, what can I do?**

Once the ordinance becomes effective there will be a 24/7, toll-free number to report complaints related to STRs. Until then, for an active nuisance or if the guests are parking illegally you may call the non-emergency police dispatch at (562) 435-6711. In an emergency always call 911.

## Key Definitions:

**Short-Term Rental** – A home, or portion of a home, rented by paying guests for short stays (30 days or less).

**Primary Residence** – The housing unit where the STR host lives in at least 275 days (9 months) per year.

**Non-Primary Residence** – An STR unit that is not the primary residence of the STR host.

**Hosted Stay** – The STR host is present on-site during the short-term rental activity.

**Un-hosted Stay** – The STR host is not present on the property where the short-term rental activity is occurring.

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at [longbeach.gov/lbds](http://longbeach.gov/lbds) and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.